

# Cedar City

10 North Main Street • Cedar City, UT 84720  
435-586-2950 • FAX 435-586-4362  
www.cedarcity.org

**Mayor**  
Maile L. Wilson

**Council Members**  
Ronald R. Adams  
John Black  
Paul Cozzens  
Don Marchant  
Fred C Rowley

**City Manager**  
Rick Holman

**REDEVELOPMENT AGENCY MEETING**  
**SEPTEMBER 24, 2014**  
**5:30 P.M.**

The Cedar City Redevelopment will be held in the Council Chambers at the City Office, 10 North Main Street, Cedar City, Utah. The agenda will consist of the following items:

- I. Call to Order
- II. Agenda Order Approval
- III. Administration Agenda
  - Mayor and Council Business
  - Staff Comment
    - Introduction of New Employee, Anne Pectol
- IV. Public Agenda
  - Public Comments
    - Domestic Violence Awareness Month Information – Iron County Sexual & Domestic Violence Coalition

Business Agenda

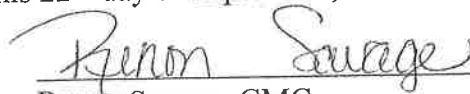
1. Approval of Minutes dated June 11 & August 6, 2014
2. Consider a resolution to approve the draft amendment to the Aviation Way project area – Paul Bittmenn

Dated this 22<sup>nd</sup> day of September, 2014.

  
Renon Savage, CMC  
City Recorder

**CERTIFICATE OF DELIVERY:**

The undersigned duly appointed and acting recorder for the municipality of Cedar City, Utah, hereby certifies that a copy of the foregoing Notice of Agenda was delivered to the Daily News, and each member of the governing body this 22<sup>nd</sup> day of September, 2014.

  
Renon Savage, CMC  
City Recorder

Cedar City Corporation does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.

If you are planning to attend this public meeting and, due to a disability, need assistance in accessing, understanding or participating in the meeting, please notify the City not later than the day before the meeting and we will try to provide whatever assistance may be required.

**REDEVELOPMENT AGENCY MINUTES**  
**JUNE 11, 2014**

The Redevelopment Agency held a meeting on Wednesday June 11, 2014, at 5:30 p.m. in the Council Chambers at the City Office at 10 North Main Street, Cedar City, UT.

**MEMBERS PRESENT:** Chair Ron Adams; Secretary Paul Cozzens; Members: John Black; Fred Rowley; Don Marchant; Maile Wilson.

**STAFF PRESENT:** City Manager Rick Holman; City Attorney Paul Bittmenn; City Engineer Kit Wareham; Finance Director Jason Norris; City Recorder Renon Savage; Police Chief Robert D. Allinson; Leisure Services Director Dan Rodgerson.

**OTHERS:** Betsy Carlile, Carla Condie, Tyler Condie, C J Rowley, Robert Cox, Tom Jett, Brian Peterson, R. Scott Phillips, Kimber Christensen, Nich Christensen, Kerry Fain, Shari Rudd, Galyne A. Olsen, Gary Olsen, Todd Prince, Mauri Bleazard, Vicki Christian, Jennie Hendricks, George Jett, Linda Wilson, Gabe Miller, Rick Roberts, Jason Wilson, Wayne Clark, Reed Sargent, Becki Bronson, Kaleigh Bronson, Doug Hall, Holly Coombs.

**CALL TO ORDER:** Councilmember Adams gave the opening prayer; the pledge of allegiance was led by Councilmember Marchant.

**AGENDA ORDER APPROVAL:** Councilmember Black moved to approve the agenda order for the RDA and Council meetings; second by Councilmember Cozzens; vote unanimous.

**ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF**

**COMMENTS:** ■Rowley – we have Tyler & Carla Condie, CK Rowley, Nick & Kimber Christensen here tonight, they have started new companies in our area, Christensen's imported their business from the Midwest and make children's wooden toys, Etsy has millions of people on their website and these folks are in the top 50 of their sites. Tyler & Karla and CJ started a company Rugged Material, making bags that are guaranteed for life, raised \$80,000 in a kick starter. Young folks making things happen in our area. There are good things happening in the area. Ruggedmaterial.com. Also, Discovery Park is there a way to get the trail from Discovery Park to the trail below to make a mini loop. ■Black – Again, kudos and thanks to Tom Jett for providing meals to Public Works and staff. ■Mayor – Thurs August 28<sup>th</sup> will be the groundbreaking for the new ATC building at 1:00 p.m. Also, everyone knows that Brennan is leaving us. ■Kit – South Interchange, everyone got the mailer in their water bill for the DDI closing and on the 25<sup>th</sup> the traffic flow will go through the DDI. Everything won't be done, there will be work inside the roads, but the traffic flow will be that way. Also, UDOT has decided to include the additive alternate #3, roto milling of the asphalt and they will put some of the roto mill tailings on the pedestrian trail on the fly over. We will be required to flush coat that with oil to get it to bind and we have money in the trail project to do that. It will clean the area

up. Cozzens – will it work well? Kit –we have not tried it, it is not as good as asphalt, and if it doesn't work we will have a base for the asphalt.

**PUBLIC COMMENTS:** ■ Valley View Medical Center Update – Jason Wilson: congratulate the city on a wonderful summer with the Tour of Utah and Cedar City Unplugged was also a success, as well as all the other festivals. We recognize we have accountability to the community, see Exhibit “A”. I am proud to work at VVMC, we have a good team of people from housekeepers up to physicians and medical staff. We have received a lot of recognition (outlined in Exhibit “A. We are doing some improvements, the front yard is tour up, we are trying to conserve water and continue with a walking path around the hospital, that was part of the Unplugged and we gave out over 2300 brag tags. We acquired the Anderson Service property and cleaned it up, we hope to continue the sidewalk from 1425 North to Main Street, there are not any plans for the property at this time. The learning center is the American Red Cross training center in Southern Utah, we will have a simulator, deliver a baby, throw up on you, nurses to get simulation training. It will cover St. George. We will open to community classes as well; the open house will be in October. Tele-health services, we are looking at bringing it to the ER for stroke services as well. It is like skype to bring specialists into our hospital. We have trainers in all three high schools and they are integrated and moving forward. Community Impact, we have supported a number of entities, we are private 501c3, we have an independent board to oversee the hospital and they do a great job. Black – didn't Wayne receive an honor? Jason - Yes Trustee of the Year for rural hospitals throughout the State, he does a great job, he volunteers hundreds of hours each year. We are non-profit and reinvest our profits back in the community and there is profit or loss, the profit is reinvested in the community and hospital. Rowley – is it a big pot, or Rowley - does it stay in the community? Jason – we try and keep most of the money here, but we do share some services such as life flight. We are tax exempt through property taxes, but we pay on everything but the hospital, we paid about \$50,000 in property taxes last year. We pay taxes on non-hospital services, it is quite stringent and is set up by the State, and we have to provide charity care. The exemption is about \$250,000. It is our goal to be a good community player. Marchant – we are glad to have IHC in our community, when I have been there to visit the people have been cordial and upbeat. We recognize the quality they provide. We have a tremendous asset with IHC in the State and around the country. Rowley – are you managing with the Affordable Care Act? Jason – some has not gone into effect, the changes are a regulatory burden, financial stability is becoming more important and many hospitals are closing around the country. We run a tight ship and are in a good position, but it is hard work and focus. Tonight we have here Becki Bronson, Reed Sargent and Wayne Clark. ■We want to recognize our Employee of the Month, Derek Shirley. He is not here, but wanted to mention this to you. ■George Jett – I have talked with Paul Cozzens about an issue, I live in Ashdown Forest, my question is there any precedence about taking any PUD out of the PUD and have it enjoy all services of the City, he said there was not, and the City is reluctant about approving an more PUD's. We are experiencing problems in Ashdown Forest; I am a concerned property owner. He read a statement, attached as Exhibit “B” Black – have you shared this with the owners in the PUD? George - No. Gary and Galyne Olsen called the police. If I would have known about the ATV use I would not

have bought in Ashdown Forest. I will never own another home in a PUD; I want all the protection of the community. The HOA does what they can do, but they are limited. Marchant – are there rules and regulations? George - Yes, but they are no better than enforcement. Chief Allinson – we cannot enforce traffic regulations on private property. We can enforce reckless driving. We investigate an accident, but cannot give citations. Rowley – like an accident in Wal-Mart Parking lot. George – I have tried for 2 years to get street lights fixed. There are about 200 families in the Association. Marchant – if the problems exist you think people would gather to gather and rectify the problem. George – I don't want to listen to the noise, you cannot use the ATV's in town, I would ask that you remove the PUD status and allow us to receive the full benefit. Rowley – are the ATV user's residents of the PUD? Yes. Black – I empathize, but what you are asking I have concerns with a PUD that hopefully educated people bought into and then come to us and say please accept the burden. George - I think the City made a mistake in allowing the PUD's, my former home had the same problems with this. I can appreciate the burden, but to have communities deteriorate because lack of experience and knowledge on infrastructure is not good on the City as well. Marchant – I appreciate the interest, but you need numbers to talk about this, you are asking us to intercede in an area where so many people live and a small number is approaching us. George – I agree. I think Phase 4 is an anomaly because the two families live in phase 4 and do this activity in Phase 4, it is a step child, the rest is developing nicely, phase 4 is not. There are 16 houses suffering geotechnical failures. There are a lot of thing creating negativity in our community, but ATV activities will not be good for future homes. Mayor – have you sent a letter to other neighbors and the Board to express your concerns? George – I will go to the HOA and express my concerns, but they have been powerless in accomplishing much. Out of the 200+ families, only 2 turn up to the meetings. I will try and engage some of the other neighbors to see if we can make something happen. Mayor – informing and speaking with neighbors even if they are not impacted, you can see if you can get additional numbers to the board. Rowley – can we back out PUD's, has it ever been done. Paul – you can talk about it, it is very complicated, all the conditions, covenants and restrictions don't go away, the HOA is still there and they pay money. The City would inherit the financial responsibility and they would be in the mix with every other subdivision in the City with infrastructure improvements. A lot of the infrastructure does not meet the city standards for other residential developments. The Street widths are narrow, curb, gutter sidewalk issues. Black – do we inspect construction? Paul – some. Kit – the only part is the water lines, but we don't do quality control. Cozzens - have there been problems with the water lines and subsidence? Kit – not that I know of. Cozzens – with Central Iron County Water Conservancy District I have been concerned with water systems we have inherited that are substandard. It is not fair to the taxpayer to take on that responsibility. Would the homeowners be responsible to take care of some of the issue? Rowley – can they enter in a contract for law enforcement? Paul – they could get private security, but they have limits. George – is it agreed that the Developer is the only beneficiary of PUD's? Paul - you would have some disagree with you because you get something special and different in a PUD. Rowley – what attracted you? We looked a long time for a nice house and neighborhood. I would dispute that with developers, he will line his pockets with my money. PUD is not good for the property owner. Ashdown Forest and other developments are proof of that. Chief

– we enforce criminal activity, just not traffic. Paul – a HOA can have if you park on the street they boot your car, they don't cite for 4 wheelers but they can fine the parents. Cozzens – the challenge is CC&R where it is neighbor against neighbor. Rick – Eagle Point is a PUD, they chose to develop and we have not had complaints about what is going on there. I do agree with what staff has talked about in the future, but not all are problems. Paul – we also have commercial PUD's that seem to function. Gary Olsen – we are perplexed on the decision on police and fire relevant to crimes, they respond to those calls, but below that level there is no response. As homeowners don't respond because they have been told there is no ability to receive benefits. That is why there is less activity by the 200 homeowners and you don't see them here or at the HOA meetings. We are attempting to find out why the decision is made, at least police and fire. Paul – I think Fire responds. Gary – there has been talked that the round-about being too small. There is state law on local jurisdiction. Gary – then we need to find a different approach. Chief Allinson – I would be happy to come to your HOA meeting and explain what we can do. Gary – our meeting is next Wed at 7PM.

**APPROVAL OF MINUTES DATED JULY 16 & 30, 2014:** Councilmember Cozzens motioned to approve the minutes dated July 16 & 30, 2014; second by Councilmember Rowley; vote unanimous.

**APPROVE A RESOLUTION AUTHORIZING PREPARATION OF AMENDMENTS TO THE AVIATION WAY PROJECT AREA PLAN – BRENNAN WOOD/PAUL BITTMENN:** Mayor Wilson moved to approve the resolution; second by Councilmember Black; vote as follows:

AYES:	<u>5</u>
NAYS:	<u>0</u>
ABSTAINED:	<u>0</u>

**ADJOURN:** Councilmember Marchant moved to adjourn and move into the City Council meeting at 6:25p.m.; second by Mayor Wilson; vote unanimous.

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Renon Savage, CMC  
City Recorder



**Intermountain®  
Valley View  
Medical Center**

1303 North Main  
Cedar City, Utah 84721  
435.868.5000

**Intermountain Valley View Medical Center  
Cedar City Council Presentation  
Wednesday, August 13, 2014**

**Hospital Recognition**

- Cleverly & Associates - **5 Star Community Value Hospital** for second year in a row.
- Becker's Hospital Review - **44<sup>th</sup> rated hospital** in the nation.
- The Joint Commission - **Top Performer** on Key Quality Measures
- Gallup - **Great Workplace Award** – 94<sup>th</sup> percentile nationally

**Campus Improvements**

- **New sign and landscaping** on front lawn, will help to save water & improve appearance
- Campus **walking path** very popular with local residents and employees.
- Purchase and improvements made to the old **Anderson Service property**
- New **Valley View Learning Center** – Located across the street from the hospital. Open house in October.

**New Programs**

- **Wound & Coumadin Clinic** – Opened in 2013. Very busy service.
- **Telehealth Services** – Operational in our nursery, wound clinic, cancer center and ICU. Working to implement tele-stroke service in ER.
- **Joint Camp Program** implemented this summer. Includes free pre-surgery classes, tour, new facilities, etc.
- **High school athletic trainer program** starts this year with Iron County School District.

**Community Impact**

- As a **not-for-profit organization** Intermountain Valley View Medical Center has the ability and responsibility to support, strengthen and promote activities that improve the overall health of the community. Examples include:
  - Cedar City Play Unplugged
  - Family Healthcare (Low-income clinic)
  - Utah Summer Games
  - SUU Nursing & Athletic Program
  - Iron County Children's Justice Center
  - Iron County School District Athletic Trainer Program
  - Intermountain LiVe Well Program
- **Over \$ 4.0M in charity care** provided in over **6,000 individual cases**
- **2013 Hospital Statistics:**
  - 848 births
  - 3,080 surgeries
  - 15,629 ER visits
  - 10,337 volunteer hours
  - 33,344 imaging procedures.
  - 201,243 lab tests

EXHIBIT "B"  
RDA - AUGUST 13, 2014

My name is George Jett. My wife and I live at 1041 East Mill Hollow Way in Ashdown Forest Phase 4. We have lived in Ashdown Forest for 2 years.

I recently talked to Councilman Paul Cozzins regarding the Ashdown Forrest PUD. The question I posed to Councilman Cozzins was is there any precedence of the City taking over a PUD. The answer was no. Additionally, he added that the City was hesitant or reluctant to approve any future PUD's.

In my former community, the city placed a moratorium on any future PUD's. I've always viewed PUD's as good for the developer but poor for the residents of the community and the city as a whole. The problems experienced with PUD's in my former city, I thought were just specific to Anchorage. I realized now the problems associated with PUD's are universal. The developer lines his pockets with the unsuspecting buyers misery. Misery, such as limited law enforcement, drainage issues and poorly installed infrastructure. (This week, our HOA Board hired a contractor to repair a poorly installed sewer main.) Additionally, the authority having jurisdiction such as a Home Owners Association board charged with overseeing the PUD's are not equipped to deal with required maintenance and aging infrastructure. This is not to impugn the HOA Board, it's the reality of a board members short tenure on the board and the lack of knowledge of what it takes to operate a small city. The Boards intention is noble but it's more than can be expected of an unpaid volunteer.

I realize the risk averse tendency of a city, However the diminished value of a neighborhood, due to lack of maintenance to the infrastructure is not good for the city. The idea of shared cost is one of the major benefits of belonging to a community. As a resident of Cedar City, I pay the same taxes on the value of my property as non-PUD residents and my financial burden to the city is less. As mentioned in my opening statement a PUD only benefits the developer not the property owner.

This summer, Ashdown Forrest has seen a substantial increase of ATV activity on our roads. It is my understanding ATV use is permitted to transit between their home and a designated riding area such as a trail head. However, this is not the case in Ashdown Forrest. These scofflaws are using these all-terrain vehicles and dirt bikes as though they are licensed. They drive on the sidewalks and use the roads for racing. They are riding on private property without the owner's permission and the kids are riding unsupervised without helmets. These cretins are often riding after dark without lights. When the parents are present, the parents are setting very poor examples of being respectful neighbors. Recently, the police were called for a complaint regarding these errant nuisances. When the police arrived, the neighbor that called the police, were told "sorry, this is a PUD and there isn't anything I can do".

I've briefly covered some of my concerns of the Ashdown Forest PUD and PUD's in general such as lack of law enforcement, infrastructure maintenance and aging infrastructure. In closing I ask that a dialog be started to deal with how PUD's are dealt with so the residence can enjoy the same protections as other residents. Additionally, I asked this body to consider a precedent setting event, remove the PUD status from Ashdown Forest and allow this community to be incorporated without limitations to the City. Thank You for this time and consideration.



**REDEVELOPMENT AGENCY WORK MINUTES**  
**AUGUST 6, 2014**

The Redevelopment Agency held a work meeting on Wednesday August 6, 2014, at 5:30 p.m. in the Council Chambers at the City Office at 10 North Main Street, Cedar City, UT.

**MEMBERS PRESENT:** Chair Ron Adams; Secretary Paul Cozzens; Members: John Black; Fred Rowley; Don Marchant; Maile Wilson.

**STAFF PRESENT:** City Manager Rick Holman; City Attorney Paul Bittmenn; City Engineer Kit Wareham; Finance Director Jason Norris; City Recorder Renon Savage; Police Lt. Keith Millett; Fire Chief Paul Irons; Leisure Services Director Dan Rodgerson; Senior Engineer Jonathan Stathis; Airport Manager Russ Volk; Events Director Byron Linford, Linda Wilson, R. Scott Phillips, Vicki Christian, Roger Addington, Candace Howes, Joanne Brattain, Deborah Snider, Doug Hall, Tracie Sullivan, Holly Coombs.

**OTHERS:** Betsy Carlile, Robert Cos, Tom Jett, Todd Prince, Rich Gillette, Kerry Fain, Terry Irons, Mauri Bleazard, Kay Kimball, Quinttin Reynolds, Tyler Brown, Linda Wilson, R. Scott Phillips, Vicki Christian, Roger Addington, Candace Howes, Joanne Brattain, Deborah Snider, Doug Hall, Tracie Sullivan, Holly Coombs.

**CALL TO ORDER:** Councilmember Black gave the opening prayer; the pledge of allegiance was led by Attorney Paul Bittmenn.

**AGENDA ORDER APPROVAL:** Mayor Wilson moved to approve the agenda order for the RDA and City Council meetings; second by Councilmember Cozzens; vote unanimous.

**ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF**

**COMMENTS:** ■Marchant – I encountered problem on the website; I don't know who is in charge. I went on the building website and tried to go to the designated spot and it was a blank page for a building permit application. It is fixed. Are we asking Danny to do all of this? We need each department to go over their website to see if all the pages are functioning. ■Black – I want to pick up on what Steve Miller said, we have many thanks to those that made the Tour of Utah possible, and we all are beneficiaries of that. There were hundreds that donated time to make that happen. I want to recognize the individual that made it happen. Without his efforts and persistence it would not be here. Byron, thank you for making that happen. ■Rowley – I want to thank Tom Jett, he provided a chicken dinner to all the Firemen last night. Tom and Melodie served the dinnert, thanks to them. Also, I was speaking with Councilman Marchant and we were talking about how delightful it is to take children to the Lake at the Hills, but hard place for old grandfathers. I was wondering if there are Eagle Scout projects for 4X8 platforms for fishing to take place. Kit – it can be done, but we need to be careful we don't penetrate the liner that is up there. John – can we move rocks to make an easier pathway? Kit – if it is above the high water line. Marchant – where is that? Kit – 3 feet below the top of the dam. We can go in and put concrete in the rock. Rowley – it would add a lot to the

facility. Mayor – would it better if was not an Eagle project because of the liner? Kit – it would work with an Eagle project if we have a good plan and some oversight. Cozzens – what type of material? Rowley – pretreated wood. ■Cozzens – Thanks to the road department, 300 West is done after the storm drain project. Kit – we were planning to do it with the storm drain project, that is where it is paid. Cozzens – the process is much better than the old way. Rick – we gave Jeff more flexibility to use more of the C-road balance. ■Black – kudos to Dan, another ball tournament this week. ■Mayor – tomorrow and Friday is the Utah Rural Summit in Cedar. I talked with Dana Miller about SWATC, and they should have a new president by Friday and award the building contract next week. Cozzens – I visited with Dana and he expressed concerns about traffic, and I asked Renon to put it on the next work agenda. Mayor – he is working with the Chief and Kit prior to the meeting. ■Byron – the Tour of Utah was a huge undertaking with a ton of people. I want to thank the Staff for their support; every department was touched, including the Library this year. We had City employees out early in the morning and late at night. Lt. Millett solved a lot of problems. Also, I want to thank Corey Childs, he solved a huge problem we had a truck show up with containers without a way to unload those truck and Corey solved the problem. Also want to thank the 100's of volunteers. Steve Miller said that is why we love Cedar City because you do it without complaint. Rowley – do they say that to everyone? Byron – no, I have been to many meetings that people have asked questions, and Steve Miller has told them to call Cedar. Also want to thank sponsors, without SUU, facilities we could not do it. President Wyatt and staff were happy to help and he said they will help in the future. Also Grifols, they came up with thousands of dollars and they are not even here yet. Also the Chamber of Commerce, the provided both funding and people; also, Maria Twitchell with the Tourism Bureau and Iron County. We had a road slough off from rain the night before and Alma Adams had people out to fix the problem. They have a camera car at the end of the race and get a good estimate of people, 13,500 last year, but this year we got word from Shram that we had approximately 20,200 this year along the circuit. I also want to thank Danny and Brennan for their extra work, they were here late and early. Also Brennan headed up the sponsor team this year. We should feel good about what happened. Black – the women's race, is it coming back? Byron – we will partner with SUU Cycling and it will be on the pro calendar next year. Skoy and Zappos sponsored this, it was great. We put the women in host homes around town because of the challenge with rooms. The winner said it was a well-run event for the first time event. We have great potential. We won't have the tour every year, other cities want it, but the Women's race is ours for many years. We may change the time and the circuit. Cozzens – where will you stage in the future? Byron – we have to look at a viable race for the riders. We are thinking in the evening so less of a negative impact on the merchants. Cozzens – I have had some complaints from the merchants, also Soap Box. Byron – we as a sanctioned City don't have a say in the day. I got a report from Lin's that said they had a fantastic day on Monday, Grind had the biggest day. Centro had their biggest night. Cozzens – how does Jolley's and Bulloch's do? Byron – Steve Jolley is one of the biggest supporters, it may not help that day, but he looks at the future. Overall it is a \$2.2 million dollar impact on our community. Mayor – did Zappos have anything to say about the women's race? Byron – they did not have anyone here on the ground. Skoy

committed for \$10,000 for two years, we can operate the race for about \$10,000, and they will give us product and do the jerseys.

**PUBLIC COMMENTS:** ■Tom Jett – I want to talk about the Cemetery, it is wonderful and beautiful, but we are limited on space, I would like the Council and staff to at least consider a change, other communities are doing, columbarium, the cultural is changing in the country and community and people are looking at alternatives. It is a wall 1.5 wide and about 7 feet high. People put urns or pictures and a permanent cover and engraved with a number. The second option is a memory wall is a wall that you do not insert remains or anything in, just a brass plaque on a concrete wall with a 1 x 1 foot space for a saying or something. I have been in the valley and seen where people have created their own because they did not have money. The City could readily do. My family spent \$2,200 for my mother and father, the City could recoup their costs. Rowley – Wally had mentioned this the other day when we are out there. Tom – it will pay for itself. There could be a small park bench in front of it for people to pay respect. Black – I owe you an apology, I told Tom I would bring this up. I support this idea; it is an alternative to traditional burial. ■Roger Addington – I got my tax assessment and called the assessor's office and told them it was high. I bought the property in December, they access the property in January, they say they use multiple listings for this, and it has nothing to do with taxes. Valuation is what someone is willing to pay. They assessed my property at \$83,000, I paid \$65,000, they said I need to fill out the property, he read the information the County sent him. I bought Utah Title information that shows I paid \$65,000. Black – that is a County function, you will need to address that with them. Adams – there is an appeal process for the County. The MLS they are referring to for evaluation, it includes past sold property that is what they are looking at, they don't assess it off the actual listing. Roger – I am new to the area, I was watering my yard, I got a tag on the front door saying if I water between 8am and 6 pm. They will shut my water off. I was by the roundabout by Wal-Mart and they were watering during the day. Rowley – we notify as we see it happen.

**CONSIDER A RESOLUTION AUTHORIZING PREPARATION OF  
AMENDMENTS TO THE AVIATION WAY PROJECT AREA PLAN –**

**BRENNAN WOOD/PAUL BITTMENN:** Paul – the City through the RDA with other taxing entities created a project area for MTI so if they hit benchmarks they get a portion of their increments over 15 years. We have it in place and they want to build a larger hangar and so they bought an additional piece of property and want to add it to the project area. It is something they can do, but it is a lengthy process. The first step is the RDA needs to consider the resolution to start the process. We will then come back before this board and the Council for hearings.

**ADJOURN:** Councilmember Marchant moved to adjourn and move into the City Council meeting at 6:05 p.m.; second by Cozzens; vote unanimous.

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Renon Savage, CMC  
City Recorder



CEDAR CITY REDEVELOPMENT AGENCY RESOLUTION NO. RDA-14-0924.

A RESOLUTION OF THE CEDAR CITY REDEVELOPMENT AGENCY APPROVING THE FIRST AMENDED  
AVIATION WAY COMMUNITY DEVELOPMENT PROJECT AREA PLAN.

**WHEREAS**, on or about August 13, 2014, the Cedar City Redevelopment Agency authorized the preparation of the first amended Aviation Way Community Development Project area plan; and

**WHEREAS**, the Cedar City/Iron County Office of Economic Development completed the first amended aviation way project area plan; and

**WHEREAS**, on or about August 15, 2014, notice of the first amended Aviation Way Community Development Project Area Plan was sent to the State Tax Commission, the Iron County Auditor, the Iron County Assessor, the State Board of Education, the Iron County Commission, the Iron County School Board, the Cedar City Council, and the Board of Directors for the Central Iron County Water Conservancy District; and

**WHEREAS**, on or about August 14, 2014, notice of the September 17, 2014, public hearing to consider the first amended Aviation Way Community Development Project Area Plan was sent to the Daily News for publication and said notice was published on September 1, 2013; and

**WHEREAS**, on or about August 15, 2014, a copy of the first amended Aviation Way Community Development Project Area Plan was posted on the Cedar City web page and also made available for the general public in Cedar City/Iron County Economic Development offices; and

**WHEREAS**, on or about September 17, 2014, the Cedar City Redevelopment Agency held a public hearing to consider public input related to the first amended Aviation Way Community Development Project Area Plan; and

**WHEREAS**, the first amended Aviation Way Project Area shall consist of approximately 41.814 non-contiguous acres located entirely within the corporate boundaries of Cedar City, said project area is more particularly described as follows:

PARCEL 1 [B-1253-0002-00BL]: BEG AT PT N30\*00'00"W, 66.00 FT & N60\*00'00"E, 144.07 FT FR NW COR OF LOT 1, CEDAR CITY INDUSTRIAL PARK SUBD; N30\*00'00"W, 80.00 FT; N60\*00'00"E, 252.00 FT; S30\*00'00"E, 80.00 FT; S60\*00'00"W, 252.00FT ALG NW R/W LN OF AVIATION WAY TO POB; PROPERTY BELONGS TO CEDAR CITY CORP, BUILDING BELONGS TO PORTER DEVELOPMENT. (LOC SEC 4,T36S,R11W, SLM) (DELETED FOR 2013 TAX YEAR-NOW B-1253-29-BL & B-1253-30-BL)

PARCEL 2 [B-0003-0006-0003-01]: BEG S00\*05'05"E 2527.67 FT FR NW COR OF SEC 9,T36S,R11W, SLM; SD PT BE ON N R/W OF UP RR; N00\*05'05"W ALG W LN SD SEC 942.66 FT; N45\*53'56"E 1267.50 FT; N89\*40'02"E 351.94 FT; S00\*06'48"E 825.10 FT TO N R/W LN OF UP RR; S84\*11'36"W ALG SD RR R/W 523.58 FT; S85\*00'21"W ALG SD RRR/W 431.19 FT; S86\*12'10"W ALG SD RR R/W 97.11 FT; S88\*31'30"W ALG SD RR R/W 183.00 FT; S89\*50'23"W ALG SD RR R/W 33.42 FT TO POB; BEG AT PT N 2639.05 FT & E 840.26 FT FR SW COR SEC 9,T36S,R11W, SLM; SD PT BE ON N R/W LN OF HWY U-56; N00\*05'35"W 60.42 FT; S84\*11'56"W 60.30 FT;

S00\*05'35"E 54.42 FT TO N R/W LN OF SD HWYU-56; N89\*54'25"E ALG N R/W SD HWY U-56 60.00 FT TO POB. LESS B-3-8, B-3-10, B-1794 & B-3-11; SUBJ TO EASE DESC REC BK 1173/1122.

PARCEL 3 [B-1792-0009-0001]: BEG AT PT N0\*05'05"W ALG SEC LN 777.49 FT & E 61.39 FT FR W1/4 COR SEC 9,T36S,R11W, SLM; SD PT BE ON W'LY R/W LN OF AVIATION WAY; N55\*44'22"W 300.01 FT; N34\*15'38"E 363.63 FT; S55\*44'22"E 300.00 FT TO PT ON W R/W LN OF AVIATION WAY; S34\*15'38"W 360.20 FT TO POC; SW'LY ARD ARC CURV TO LEFT W/ RADIUS OF 650.00 FT; DIST OF 3.44 FT (CHORD SD CURV BEARS S34\*06'33"W 3.44 FT) TO POB; SUBJ TO 20 FT UTIL EASE ALG E'LY SIDE OF DESC PROP ADJ TO AVIATION WAY. (LOC SEC 8 & 9,T36S,R11W, SLM)

PARCEL 4 [B-1792-0001-0000]: BEG AT PT N0\*05'05"W ALG SEC LN 954.07 FT & E 181.91 FT FR W1/4 COR SEC 9,T36S,R11W, SLM; SD PT BE ON W'LY R/W LN OF AVIATION WAY, N55\*44'22"W 300.00 FT; N34\*15'38"E 150.00 FT; S55\*44'22"E 300.00 FT TO PT ON W R/W LN OF AVIATION WAY, S34\*15'38"W 150.00 FT TO POB. SUBJ TO 20 FT UTIL EASE ALG E'LY SIDE OF DESC PROP ADJ TO AVIATION WAY. (LOC SEC 8 & 9,T36S,R11W, SLM)

PARCEL 5 [B-0005-0001-0001-912]: BEG AT PT WH IS E ALG 1/4 SEC LN 990.0 FT FR W1/4 COR SEC 10,T36S,R11W, SLM; N 27.0 FT; E 191.5 FT; N 456.0 FT M/L TO S'LY R/W LN OF LA & SL RR; E'LY ALG SD S'LY R/W LN 730.0 FT; S 784.2 FT M/L TO N LN OF 400 N ST OF CEDAR CITY; W 919.5 FT M/L TO PT 293.0 FT S OF POB; N 293.0 FT TO POB; SUBJ TO IRRIG DITCH EASE/R/W OVER FOLLOW DESC REC BK 644/278. ALSO DESCAS: BEG N89\*26'56"E 990.00 FT ALG 1/4 SEC LN FR W1/4 COR SEC 10,T36S,R11W, SLM; N0\*11'35"W 27.00 FT; N89\*26'56"E 188.65 FT; N0\*12'10"W 457.08 FT ALG EXIST FENCELN; N89\*02'56"E 728.16 FT ALG S R/W LN OF LA & SL RR; S0\*17'58"E 784.13 FT ALG EXIST FENCELN; S89\*29'28"W 981.48 FT ALG N LN OF 400 N ST; N0\*07'34"W 294.30 FT TO POB; SUBJ TO EASE DESC REC BK 1159/610.

**WHEREAS**, by creating the first amended Aviation Way Community Development Project Area it is the purpose and intent of the Cedar City Redevelopment Agency to do the following: (1) comply with the provisions of the State of Utah Limited Purpose Government Entities -- Community Development and Renewal Agencies Act; (2) provide the opportunity to encourage expansion of a manufacturing facility that will attract private capital investment, contribute to the tax base, create jobs, and otherwise contribute to the economic vitality and prosperity of the community; (3) develop in furtherance of Cedar City's general land use plan; (4) and develop in compliance with all applicable Cedar City ordinances; and

**WHEREAS**, the final first amended Aviation Way Community Development Project Area Plan is attached hereto and incorporated herein as exhibit #1; and

**WHEREAS**, the Cedar City Redevelopment Agency hereby finds that the first amended Aviation Way Community Development Project Area Plan will: (1) satisfy its stated public purpose; (2) provide the benefits as shown in the tax increment benefit analysis of the project area plan; (3) be economically sound and feasible; (4) conform to the Cedar City general land use plan; and (5) promote the public peace, health, safety, and general welfare of Cedar City.

**NOW THEREFORE BE IT RESOLVED** by the Cedar City Redevelopment Agency that the first amended Aviation Way Project Area Plan is hereby approved.

This resolution, Resolution Number RDA 14-0924 shall become effective immediately upon passage.

Dated this 24th day of September, 2014.

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RON ADAMS, CHAIRPERSON  
CEDAR CITY REDEVELOPMENT AGENCY

ATTEST:

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PAUL COZZENS, SECRETARY

CEDAR CITY REDEVELOPMENT AGENCY

# EXHIBIT

## #1

Cedar City Redevelopment Agency Resolution No. RDA-14-0924